HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Calgary CMA

Date Released: December 2016

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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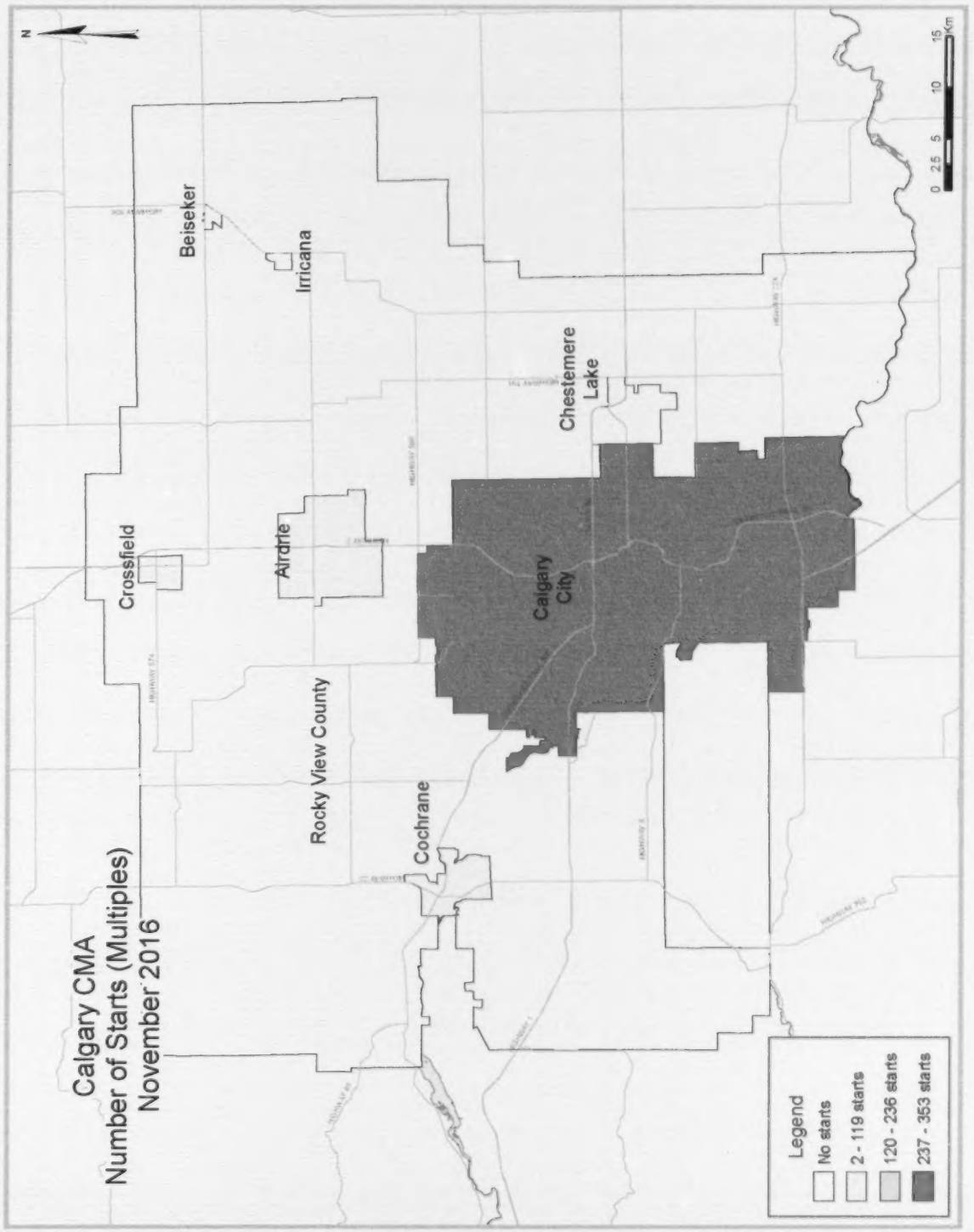
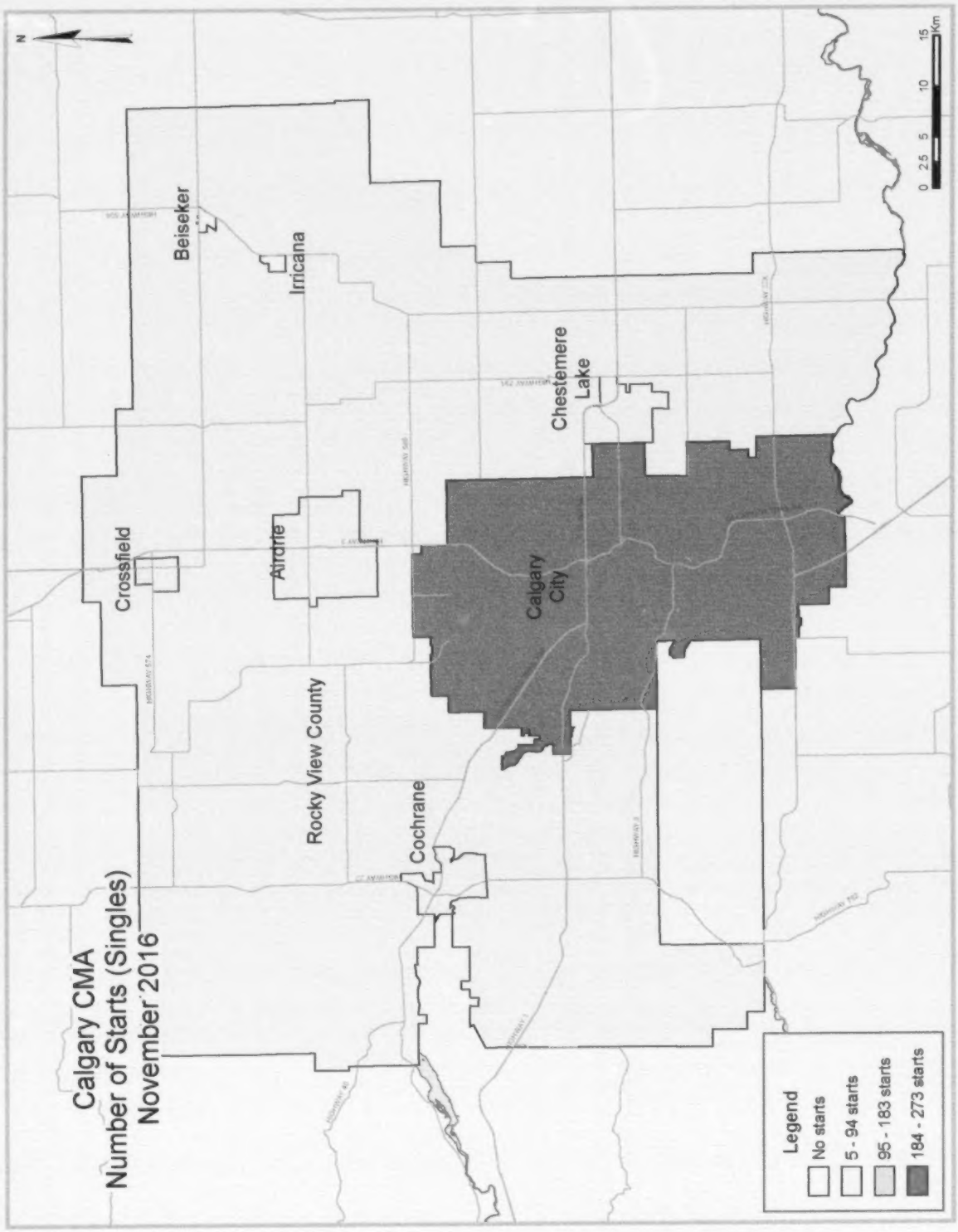
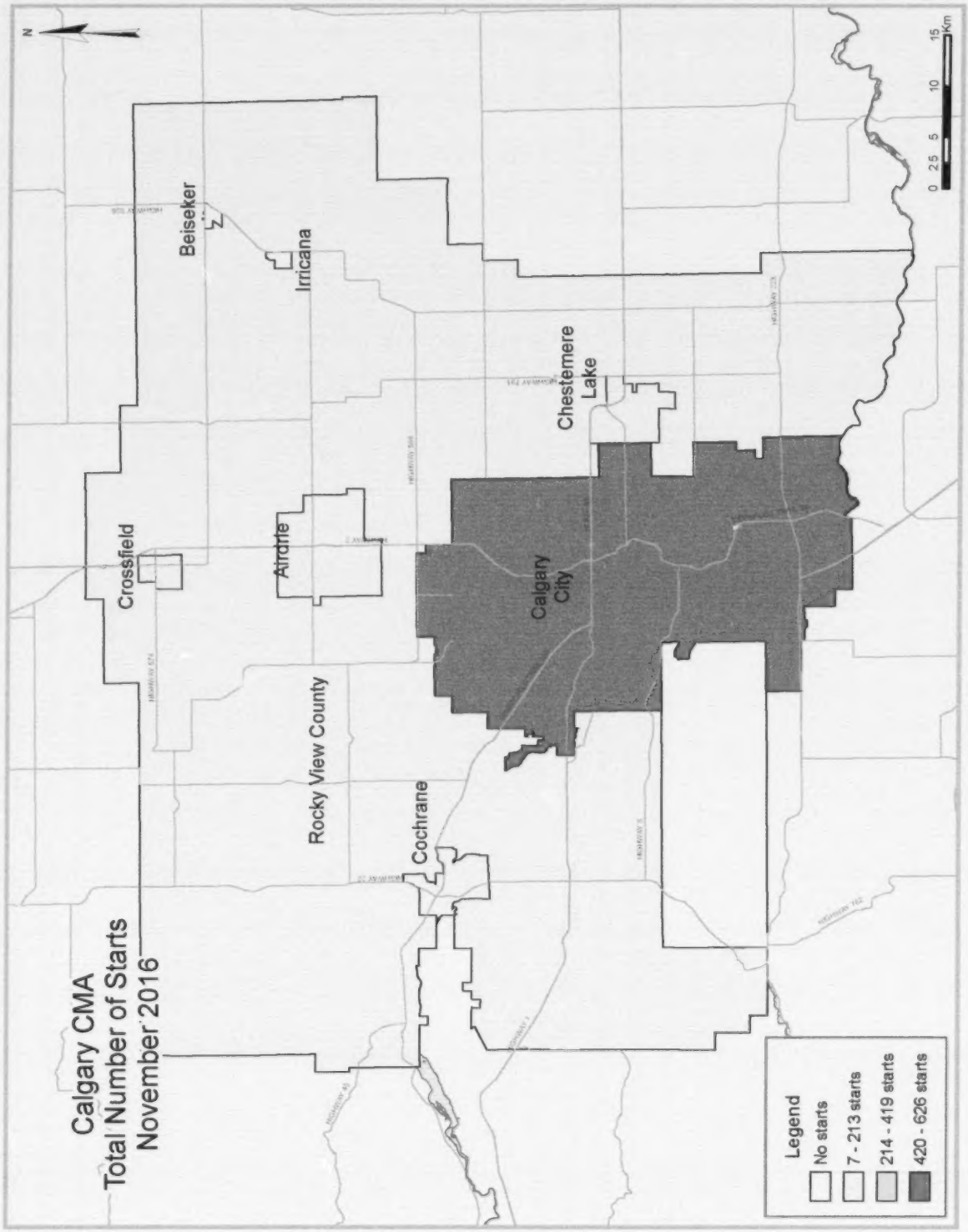
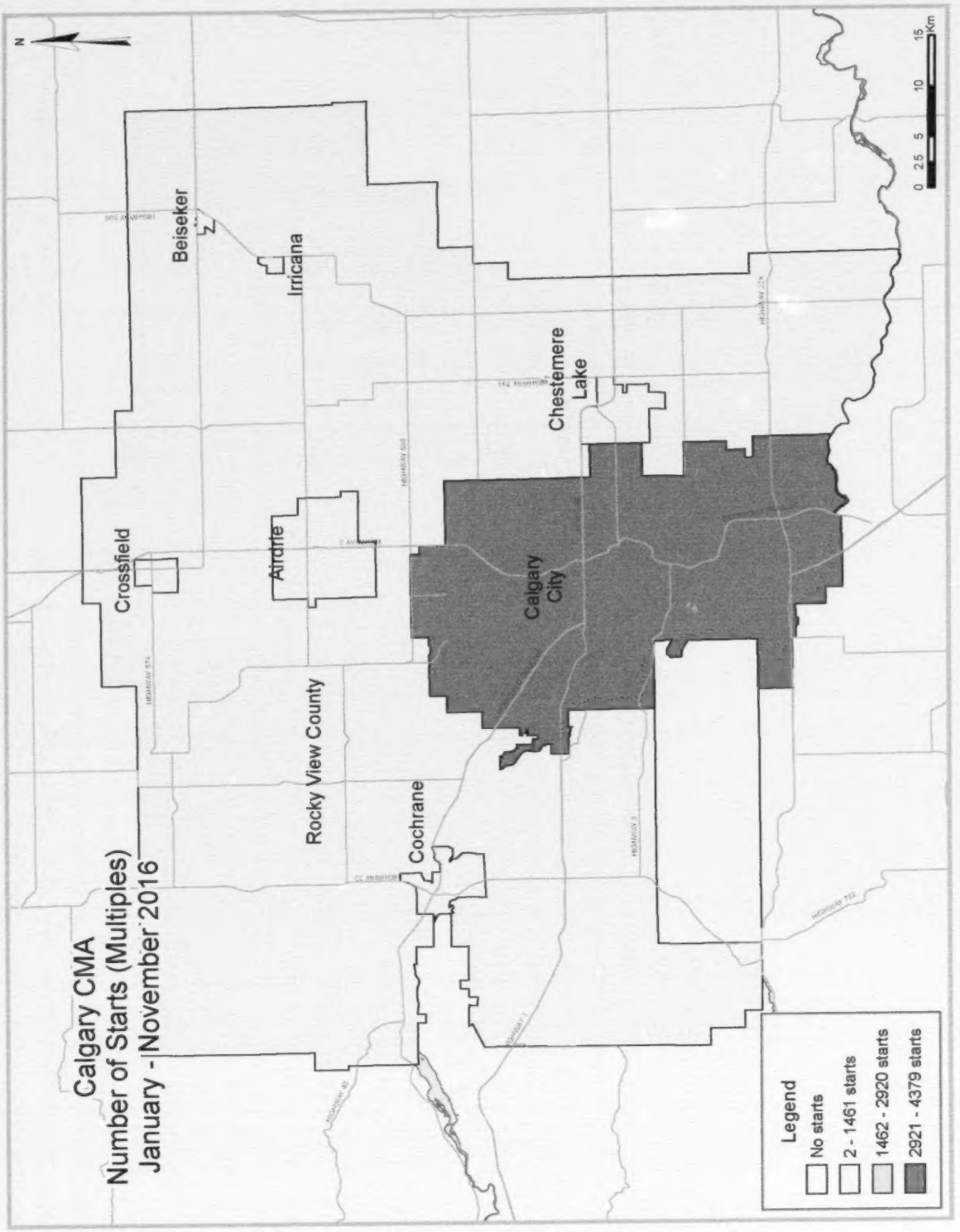
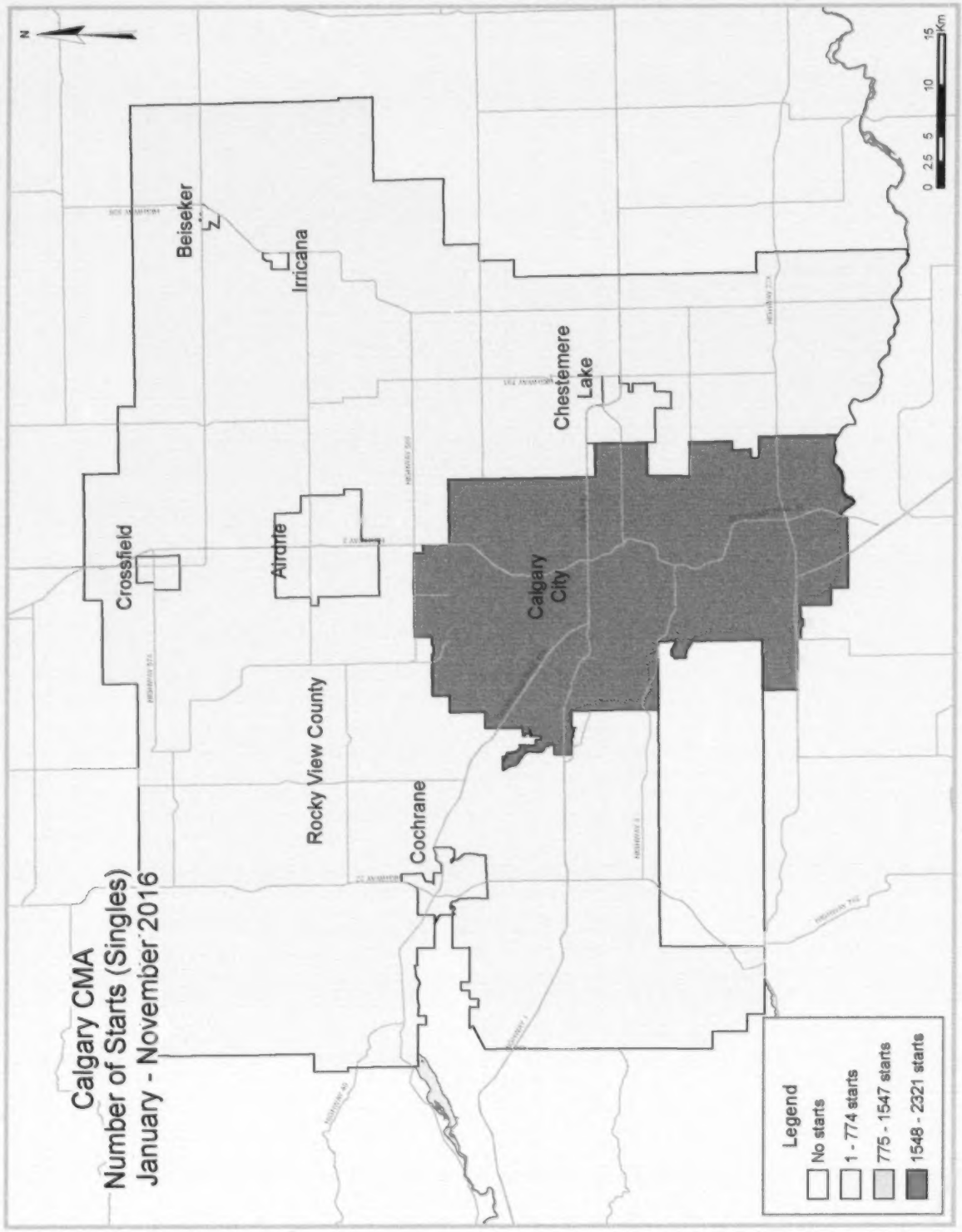
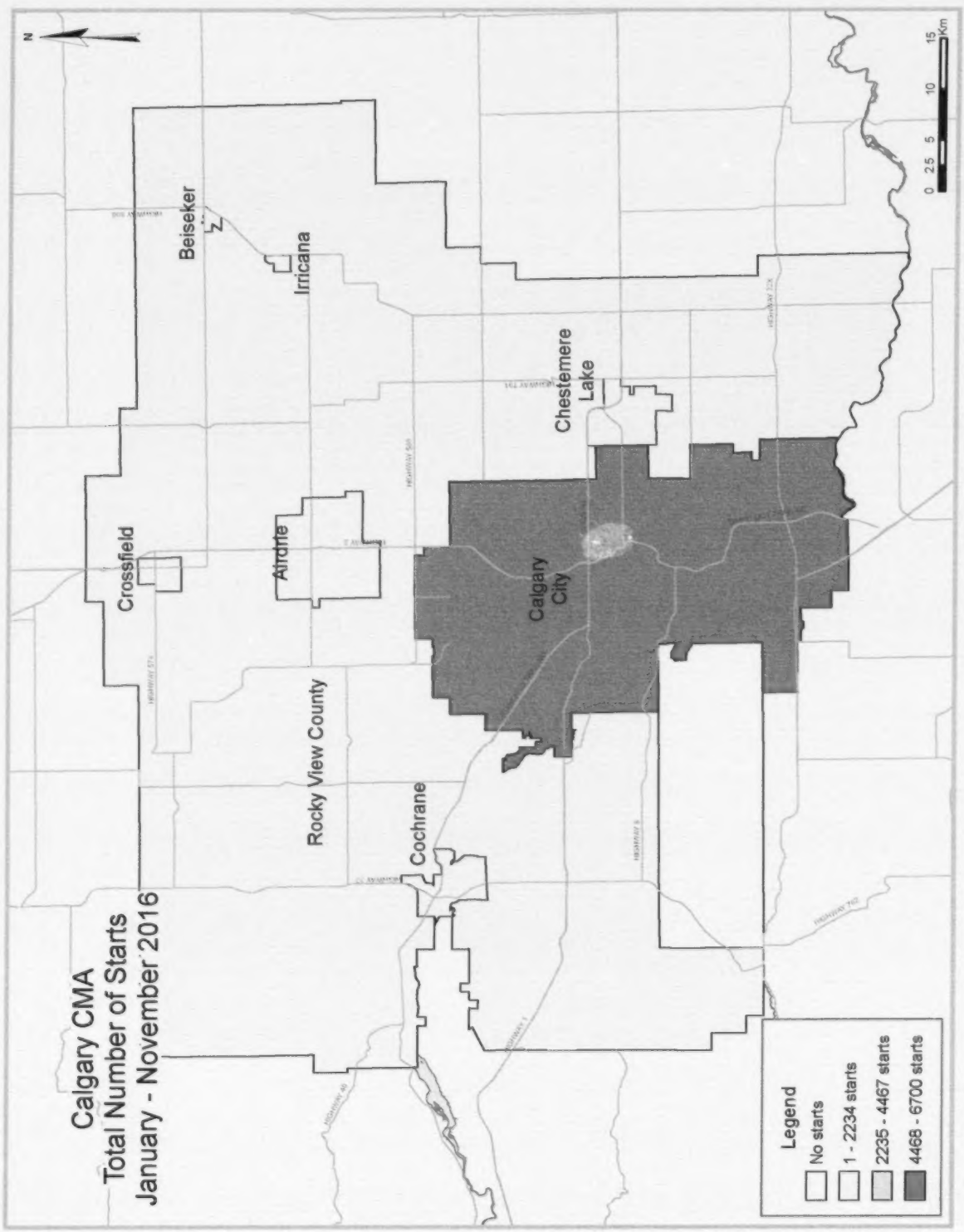

Calgary CMA
Number of Starts (Multiples)
November 2016
N
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
0 2.5 5 10 15 Km
Legend
No starts
2 - 119 starts
120 - 236 starts
237 - 353 starts


Calgary CMA
Number of Starts (Singles)
November 2016
Beiseker
Irricana
Chestermere
Lake
Crossfield
Airdrie
Calgary
City
Rocky View County
Cochrane
N
0 2.5 5 10 15 Km
Legend
No starts
5 - 94 starts
95 - 183 starts
184 - 273 starts


Calgary CMA
Total Number of Starts
November 2016
N
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
7 - 213 starts
214 - 419 starts
420 - 626 starts


Calgary CMA
Number of Starts (Multiples)
January - November 2016
N
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestermere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
2 - 1461 starts
1462 - 2920 starts
2921 - 4379 starts


Calgary CMA
Number of Starts (Singles)
January - November 2016
N
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
1 - 774 starts
775 - 1547 starts
1548 - 2321 starts


Calgary CMA
Total Number of Starts
January - November 2016
N
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestermere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
1 - 2234 starts
2235 - 4467 starts
4468 - 6700 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) November 2016		
Calgary CMA[1]	October 2016	November 2016
Trend[2]	10,151	10,264
SAAR	7,526	8,510
	November 2015	November 2016
Actual		
November - Single-Detached	329	346
November - Multiples	1,039	399
November - Total	1,368	745
January to November - Single-Detached	3,826	3,195
January to November - Multiples	8,451	5,075
January to November - Total	12,277	8,270

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Calgary CMA
November 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2016	346	104	23	0	47	217	8	0	745
November 2015	329	94	44	0	207	274	0	420	1,368
% Change	5.2	10.6	-47.7	n/a	-77.3	-20.8	n/a	-100.0	-45.5
Year-to-date 2016	3,195	846	308	0	742	3,017	8	154	8,270
Year-to-date 2015	3,824	958	309	2	1,678	4,296	4	1,206	12,277
% Change	-16.4	-11.7	-0.3	-100.0	-55.8	-29.8	100.0	-87.2	-32.6
UNDER CONSTRUCTION									
November 2016	2,159	660	259	1	795	4,230	25	1,346	9,475
November 2015	2,446	810	197	2	1,395	6,874	46	2,267	14,037
% Change	-11.7	-18.5	31.5	-50.0	-43.0	-38.5	-45.7	-40.6	-32.5
COMPLETIONS									
November 2016	475	128	29	0	66	414	0	375	1,487
November 2015	427	122	86	0	328	428	8	54	1,453
% Change	11.2	4.9	-66.3	n/a	-79.9	-3.3	-100.0	**	2.3
Year-to-date 2016	3,390	906	263	1	1,151	4,416	67	2,350	12,544
Year-to-date 2015	5,034	1,192	219	0	2,241	3,997	12	834	13,529
% Change	-32.7	-24.0	20.1	n/a	-48.6	10.5	**	181.8	-7.3
COMPLETED & NOT ABSORBED									
November 2016	383	145	18	0	149	780	n/a	n/a	1,475
November 2015	333	80	10	0	92	196	n/a	n/a	711
% Change	15.0	81.3	80.0	n/a	62.0	**	n/a	n/a	107.5
ABSORBED									
November 2016	441	94	29	0	95	447	n/a	n/a	1,106
November 2015	406	114	77	0	302	393	n/a	n/a	1,302
% Change	8.6	-17.5	-62.3	n/a	-68.5	13.7	n/a	n/a	-126.1
Year-to-date 2016	3,365	881	239	1	1,072	3,801	n/a	n/a	9,359
Year-to-date 2015	5,067	1,166	211	0	2,139	3,608	n/a	n/a	12,191
% Change	-33.6	-24.4	13.3	n/a	-49.9	5.3	n/a	n/a	-23.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Calgary City									
November 2016	273	98	11	0	27	209	8	0	626
November 2015	246	72	30	0	111	274	0	261	994
Airdrie									
November 2016	34	0	6	0	16	8	0	0	64
November 2015	36	6	14	0	23	0	0	159	238
Beiseker									
November 2016	0	0	0	0	0	0	0	0	0
November 2015	1	0	0	0	0	0	0	0	1
Chestermere Lake									
November 2016	9	0	0	0	0	0	0	0	9
November 2015	9	0	0	0	0	0	0	0	9
Cochrane									
November 2016	14	4	6	0	4	0	0	0	28
November 2015	23	16	0	0	73	0	0	0	112
Crossfield									
November 2016	5	2	0	0	0	0	0	0	7
November 2015	0	0	0	0	0	0	0	0	0
Irricana									
November 2016	0	0	0	0	0	0	0	0	0
November 2015	0	0	0	0	0	0	0	0	0
Rocky View County									
November 2016	11	0	0	0	0	0	0	0	11
November 2015	14	0	0	0	0	0	0	0	14
First Nations									
November 2016	0	0	0	0	0	0	0	0	0
November 2015	0	0	0	0	0	0	0	0	0
Calgary CMA									
November 2016	346	104	23	0	47	217	8	0	745
November 2015	329	94	44	0	207	274	0	420	1,368

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Calgary City									
November 2016	1,481	476	157	1	418	4,138	25	1,346	8,042
November 2015	1,697	666	119	2	844	6,577	6	1,966	11,877
Airdrie									
November 2016	268	92	81	0	162	92	0	0	695
November 2015	283	40	71	0	272	217	0	301	1,184
Beiseker									
November 2016	0	0	0	0	0	0	0	0	0
November 2015	2	0	0	0	0	0	0	0	2
Chestermere Lake									
November 2016	54	4	0	0	70	0	0	0	128
November 2015	122	8	0	0	0	0	0	0	130
Cochrane									
November 2016	128	64	21	0	145	0	0	0	358
November 2015	127	78	7	0	273	80	40	0	605
Crossfield									
November 2016	32	6	0	0	0	0	0	0	38
November 2015	7	4	0	0	0	0	0	0	11
Irricana									
November 2016	0	2	0	0	0	0	0	0	2
November 2015	2	0	0	0	0	0	0	0	2
Rocky View County									
November 2016	196	16	0	0	0	0	0	0	212
November 2015	206	14	0	0	6	0	0	0	226
First Nations									
November 2016	0	0	0	0	0	0	0	0	0
November 2015	0	0	0	0	0	0	0	0	0
Calgary CMA									
November 2016	2,159	660	259	1	795	4,230	25	1,346	9,475
November 2015	2,446	810	197	2	1,395	6,874	46	2,267	14,037

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Calgary City									
November 2016	420	106	22	0	48	390	0	311	1,297
November 2015	289	90	51	0	261	428	0	54	1,173
Airdrie									
November 2016	28	16	3	0	14	24	0	64	149
November 2015	52	8	35	0	29	0	0	0	124
Beiseker									
November 2016	0	0	0	0	0	0	0	0	0
November 2015	1	0	0	0	0	0	0	0	1
Chestermere Lake									
November 2016	6	0	0	0	0	0	0	0	6
November 2015	19	2	0	0	0	0	0	0	21
Cochrane									
November 2016	10	6	0	0	4	0	0	0	20
November 2015	48	22	0	0	38	0	8	0	116
Crossfield									
November 2016	3	0	4	0	0	0	0	0	7
November 2015	0	0	0	0	0	0	0	0	0
Irricana									
November 2016	0	0	0	0	0	0	0	0	0
November 2015	0	0	0	0	0	0	0	0	0
Rocky View County									
November 2016	8	0	0	0	0	0	0	0	8
November 2015	18	0	0	0	0	0	0	0	18
First Nations									
November 2016	0	0	0	0	0	0	0	0	0
November 2015	0	0	0	0	0	0	0	0	0
Calgary CMA									
November 2016	475	128	29	0	66	414	0	375	1,487
November 2015	427	122	86	0	328	428	8	54	1,453

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Calgary City									
November 2016	285	121	16	0	110	769	n/a	n/a	1,301
November 2015	239	65	9	0	84	195	n/a	n/a	592
Airdrie									
November 2016	32	15	1	0	25	7	n/a	n/a	80
November 2015	43	2	1	0	5	1	n/a	n/a	52
Beiseker									
November 2016	0	0	0	0	0	0	n/a	n/a	0
November 2015	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
November 2016	13	1	0	0	5	0	n/a	n/a	19
November 2015	13	1	0	0	0	0	n/a	n/a	14
Cochrane									
November 2016	26	8	0	0	9	4	n/a	n/a	47
November 2015	32	12	0	0	3	0	n/a	n/a	47
Crossfield									
November 2016	7	0	1	0	0	0	n/a	n/a	8
November 2015	0	0	0	0	0	0	n/a	n/a	0
Irricana									
November 2016	0	0	0	0	0	0	n/a	n/a	0
November 2015	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
November 2016	20	0	0	0	0	0	n/a	n/a	20
November 2015	6	0	0	0	0	0	n/a	n/a	6
First Nations									
November 2016	0	0	0	0	0	0	n/a	n/a	0
November 2015	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
November 2016	383	145	18	0	149	780	n/a	n/a	1,475
November 2015	333	80	10	0	92	196	n/a	n/a	711

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Calgary City									
November 2016	384	73	26	0	69	430	n/a	n/a	982
November 2015	268	80	42	0	239	393	n/a	n/a	1,022
Airdrie									
November 2016	29	15	0	0	21	17	n/a	n/a	82
November 2015	52	8	35	0	25	0	n/a	n/a	120
Beiseker									
November 2016	0	0	0	0	0	0	n/a	n/a	0
November 2015	1	0	0	0	0	0	n/a	n/a	1
Chestermere Lake									
November 2016	6	0	0	0	0	0	n/a	n/a	6
November 2015	19	2	0	0	0	0	n/a	n/a	21
Cochrane									
November 2016	10	6	0	0	5	0	n/a	n/a	21
November 2015	48	24	0	0	38	0	n/a	n/a	110
Crossfield									
November 2016	3	0	3	0	0	0	n/a	n/a	6
November 2015	0	0	0	0	0	0	n/a	n/a	0
Irricana									
November 2016	0	0	0	0	0	0	n/a	n/a	0
November 2015	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
November 2016	9	0	0	0	0	0	n/a	n/a	9
November 2015	18	0	0	0	0	0	n/a	n/a	18
First Nations									
November 2016	0	0	0	0	0	0	n/a	n/a	0
November 2015	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
November 2016	441	94	29	0	95	447	n/a	n/a	1,106
November 2015	406	114	77	0	302	393	n/a	n/a	1,292

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Calgary CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	4,135	1,036	361	2	1,741	4,510	17	1,231	13,033
% Change	-36.3	-27.8	**	n/a	-26.0	-25.8	n/a	87.9	-23.9
2014	6,494	1,434	117	0	2,352	6,079	0	655	17,131
% Change	1.6	9.1	**	-100.0	25.9	122.2	n/a	174.1	36.1
2013	6,390	1,314	25	12	1,868	2,736	0	239	12,584
% Change	7.2	18.4	-43.2	n/a	7.9	-18.6	n/a	-62.3	-2.0
2012	5,961	1,110	44	0	1,732	3,360	0	634	12,841
% Change	17.3	21.7	**	n/a	46.0	78.2	n/a	188.2	38.2
2011	5,084	912	4	0	1,186	1,886	0	220	9,292
% Change	-12.1	0.4	-87.5	n/a	-0.4	77.4	n/a	-23.1	0.3
2010	5,782	908	32	0	1,191	1,063	0	286	9,262
% Change	21.1	25.4	-44.8	n/a	**	177.5	-100.0	**	46.6
2009	4,775	724	58	0	363	383	10	5	6,318
% Change	8.8	8.1	**	n/a	-45.5	-92.8	n/a	-98.6	-44.8
2008	4,387	670	12	0	666	5,335	0	368	11,438
% Change	-43.6	-29.6	-66.7	-100.0	-51.7	59.7	n/a	**	-15.3
2007	7,776	952	36	1	1,380	3,340	0	20	13,505
% Change	-25.8	-1.9	176.9	-88.9	17.8	-20.9	n/a	-89.4	-20.8
2006	10,473	970	13	9	1,171	4,222	0	188	17,046

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
November 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	% Change
Calgary City	273	246	98	74	46	139	209	535	626	994	-37.0
Airdrie	34	36	0	6	22	37	8	159	64	238	-73.1
Beiseker	0	1	0	0	0	0	0	0	0	1	-100.0
Chestermere Lake	9	9	0	0	0	0	0	0	9	9	0.0
Cochrane	14	23	4	16	10	73	0	0	28	112	-75.0
Crossfield	5	0	2	0	0	0	0	0	7	0	n/a
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	11	14	0	0	0	0	0	0	11	14	-21.4
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	346	329	104	96	78	249	217	694	745	1,368	-45.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - November 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Calgary City	2,321	2,639	616	716	676	1,213	3,087	4,956	6,700	9,524	-29.7
Airdrie	383	505	130	62	246	343	88	443	847	1,353	-37.4
Beiseker	1	3	0	0	0	0	0	0	1	3	-66.7
Chestermere Lake	76	195	4	28	76	0	0	0	156	223	-30.0
Cochrane	209	272	82	158	46	391	0	107	337	928	-63.7
Crossfield	44	8	8	4	0	0	0	0	52	12	**
Irricana	0	2	2	0	0	0	0	0	2	2	0.0
Rocky View County	161	202	14	30	0	0	0	0	175	232	-24.6
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	3,195	3,826	856	998	1,044	1,947	3,175	5,506	8,270	12,277	-32.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
November 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015
Calgary City	38	139	8	0	209	274	0	261
Airdrie	22	37	0	0	8	0	0	159
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	0	0	0	0	0	0	0
Cochrane	10	73	0	0	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	70	249	8	0	217	274	0	420

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Calgary City	668	1,209	8	4	2,933	4,051	154	905
Airdrie	246	343	0	0	88	142	0	301
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	76	0	0	0	0	0	0	0
Cochrane	46	391	0	0	0	107	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	1,036	1,943	8	4	3,021	4,300	154	1,206

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
November 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015
Calgary City	382	348	236	385	8	261	626	994
Airdrie	40	56	24	23	0	159	64	238
Beiseker	0	1	0	0	0	0	0	1
Chestermere Lake	9	9	0	0	0	0	9	9
Cochrane	24	39	4	73	0	0	28	112
Crossfield	7	0	0	0	0	0	7	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	11	14	0	0	0	0	11	14
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	473	467	264	481	8	420	745	1,368

Table 2.5: Starts by Submarket and by Intended Market
January - November 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Calgary City	3,127	3,503	3,411	5,112	162	909	6,700	9,524
Airdrie	602	680	245	372	0	301	847	1,353
Beiseker	1	3	0	0	0	0	1	3
Chestermere Lake	80	223	76	0	0	0	156	223
Cochrane	310	444	27	484	0	0	337	928
Crossfield	52	12	0	0	0	0	52	12
Irricana	2	2	0	0	0	0	2	2
Rocky View County	175	224	0	8	0	0	175	232
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	4,349	5,091	3,759	5,976	162	1,210	8,270	12,277

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
November 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	% Change
Calgary City	420	289	106	100	70	302	701	482	1,297	1,173	10.6
Airdrie	28	52	16	8	17	64	88	0	149	124	20.2
Beiseker	0	1	0	0	0	0	0	0	0	1	-100.0
Chestermere Lake	6	19	0	2	0	0	0	0	6	21	-71.4
Cochrane	10	48	6	22	4	46	0	0	20	116	-82.8
Crossfield	3	0	0	0	4	0	0	0	7	0	n/a
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	8	18	0	0	0	0	0	0	8	18	-55.6
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	475	427	128	132	95	412	789	482	1,487	1,453	2.3

Table 3.1: Completions by Submarket and by Dwelling Type
January - November 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Calgary City	2,474	3,483	740	964	966	1,732	6,124	4,470	10,304	10,649	-3.2
Airdrie	398	690	84	48	298	293	566	302	1,346	1,333	1.0
Beiseker	3	2	0	0	0	0	0	0	3	2	50.0
Chestermere Lake	133	303	6	34	6	69	0	0	145	406	-64.3
Cochrane	207	375	88	162	176	290	80	59	551	886	-37.8
Crossfield	20	15	4	8	4	0	0	0	28	23	21.7
Irricana	2	0	0	0	0	0	0	0	2	0	n/a
Rocky View County	155	166	10	64	0	0	0	0	165	230	-28.3
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	3,392	5,034	932	1,280	1,450	2,384	6,770	4,831	12,544	13,529	-7.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
November 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015
Calgary City	70	302	0	0	390	428	311	54
Airdrie	17	64	0	0	24	0	64	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	0	0	0	0	0	0	0
Cochrane	4	38	0	8	0	0	0	0
Crossfield	4	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	95	404	0	8	414	428	375	54

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - November 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Calgary City	938	1,728	28	4	4,075	3,938	2,049	532
Airdrie	298	293	0	0	265	0	301	302
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	6	69	0	0	0	0	0	0
Cochrane	140	282	36	8	80	59	0	0
Crossfield	4	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	1,386	2,372	64	12	4,420	3,997	2,350	834

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market November 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015
Calgary City	548	430	438	689	311	54	1,297	1,173
Airdrie	47	95	38	29	64	0	149	124
Beiseker	0	1	0	0	0	0	0	1
Chestermere Lake	6	21	0	0	0	0	6	21
Cochrane	16	70	4	38	0	8	20	116
Crossfield	7	0	0	0	0	0	7	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	8	18	0	0	0	0	8	18
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	632	635	480	756	375	62	1,487	1,453

Table 3.5: Completions by Submarket and by Intended Market January - November 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Calgary City	3,356	4,484	4,868	5,629	2,080	536	10,304	10,649
Airdrie	571	859	474	172	301	302	1,346	1,333
Beiseker	3	2	0	0	0	0	3	2
Chestermere Lake	139	362	6	44	0	0	145	406
Cochrane	295	537	220	341	36	8	551	886
Crossfield	28	23	0	0	0	0	28	23
Irricana	2	0	0	0	0	0	2	0
Rocky View County	165	178	0	52	0	0	165	230
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	4,559	6,445	5,568	6,238	2,417	846	12,544	13,529

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $550,000		$550,000 - $649,999		$650,000 - $749,999		$750,000 - $849,999		$850,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Calgary City													
November 2016	220	57.3	58	15.1	31	8.1	19	4.9	56	14.6	384	525,000	631,867
November 2015	106	39.8	52	19.5	33	12.4	17	6.4	58	21.8	266	590,000	775,533
Year-to-date 2016	1,081	44.3	561	23.0	217	8.9	113	4.6	466	19.1	2,438	565,000	722,385
Year-to-date 2015	965	27.5	758	21.6	522	14.9	407	11.6	851	24.3	3,503	650,000	786,713
Airdrie													
November 2016	24	82.8	4	13.8	0	0.0	0	0.0	1	3.4	29	495,000	513,942
November 2015	19	36.5	12	23.1	11	21.2	7	13.5	3	5.8	52	585,000	629,045
Year-to-date 2016	278	68.1	78	19.1	22	5.4	11	2.7	19	4.7	408	495,000	537,928
Year-to-date 2015	181	26.3	203	29.5	178	25.9	78	11.3	48	7.0	688	630,000	649,296
Beiseker													
November 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
November 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	-	-
Year-to-date 2015	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Chestermere Lake													
November 2016	4	66.7	0	0.0	0	0.0	0	0.0	2	33.3	6	-	-
November 2015	0	0.0	1	5.3	9	47.4	6	31.6	3	15.8	19	750,000	775,916
Year-to-date 2016	33	24.8	34	25.6	21	15.8	21	15.8	24	18.0	133	635,000	663,740
Year-to-date 2015	15	4.9	19	6.2	118	38.3	100	32.5	56	18.2	308	750,000	765,571
Cochrane													
November 2016	9	90.0	0	0.0	0	0.0	1	10.0	0	0.0	10	430,000	442,431
November 2015	24	50.0	8	16.7	5	10.4	5	10.4	6	12.5	48	555,000	619,729
Year-to-date 2016	174	82.9	13	6.2	6	2.9	11	5.2	6	2.9	210	450,000	487,192
Year-to-date 2015	146	38.8	100	26.6	49	13.0	36	9.6	45	12.0	376	585,000	631,844
Crossfield													
November 2016	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	-	-
November 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	11	84.6	2	15.4	0	0.0	0	0.0	0	0.0	13	-	-
Year-to-date 2015	16	100.0	0	0.0	0	0.0	0	0.0	0	0.0	16	-	-
Irricana													
November 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
November 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Rocky View County													
November 2016	2	22.2	3	33.3	0	0.0	1	11.1	3	33.3	9	-	794,611
November 2015	2	11.1	0	0.0	2	11.1	2	11.1	12	66.7	18	-	-
Year-to-date 2016	31	20.0	17	11.0	7	4.5	9	5.8	91	58.7	155	987,500	1,051,392
Year-to-date 2015	8	4.8	10	6.1	17	10.3	21	12.7	109	66.1	165	990,000	1,079,664
First Nations													
November 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
November 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Calgary CMA													
November 2016	262	59.4	65	14.7	31	7.0	21	4.8	62	14.1	441	520,000	621,841
November 2015	152	37.6	73	18.1	60	14.9	37	9.2	82	20.3	404	600,000	759,140
Year-to-date 2016	1,613	48.0	705	21.0	273	8.1	165	4.9	606	18.0	3,362	555,000	697,439
Year-to-date 2015	1,333	26.4	1,090	21.6	884	17.5	642	12.7	1,109	21.9	5,058	660,000	763,975

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units November 2016						
Submarket	Nov 2016	Nov 2015	% Change	YTD 2016	YTD 2015	% Change
Calgary City	631,867	775,533	-18.5	722,385	786,713	-8.2
Airdrie	513,942	629,045	-18.3	537,928	649,296	-17.2
Beiseker	-	-	n/a	-	-	n/a
Chestermere Lake	-	775,916	n/a	663,740	765,571	-13.3
Cochrane	442,431	619,729	-28.6	487,192	631,844	-22.9
Crossfield	-	-	n/a	-	-	n/a
Irricana	-	-	n/a	-	-	n/a
Rocky View County	794,611	-	n/a	1,051,392	1,079,664	-2.6
First Nations	-	-	n/a	-	-	n/a
Calgary CMA	621,841	759,140	-18.1	697,439	763,975	-8.7

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Calgary

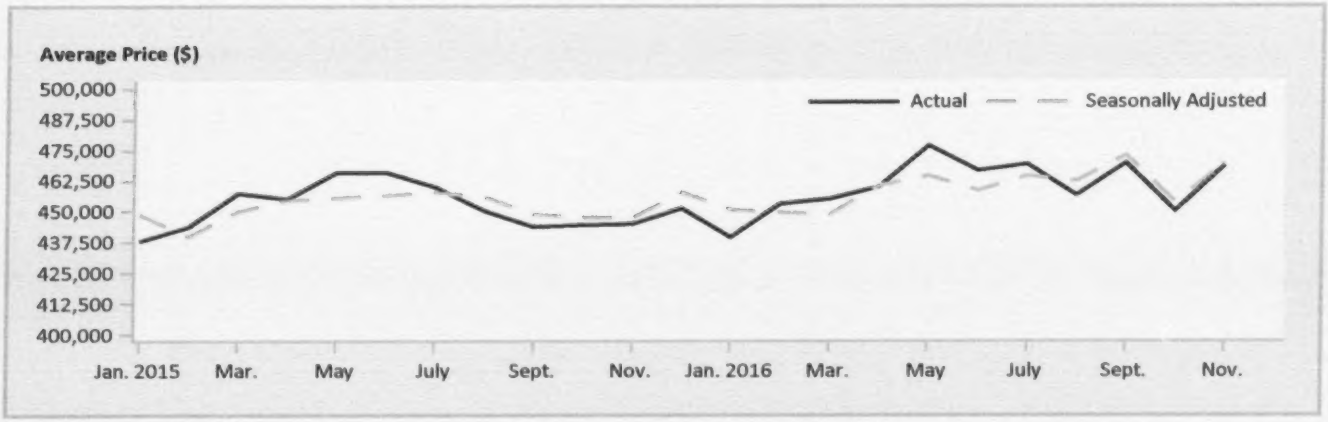


Figure 5.2: MLS® Residential Sales for Calgary

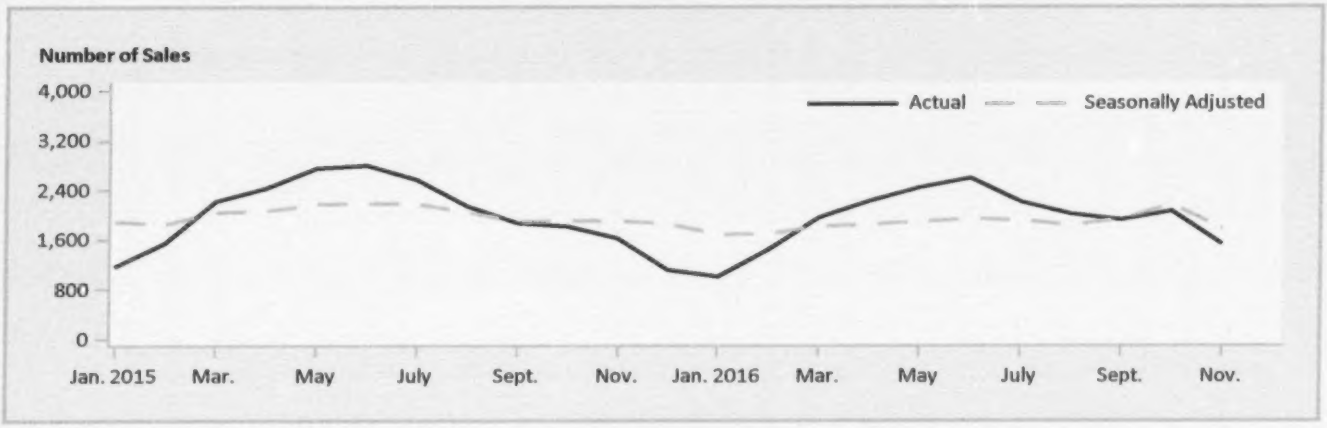
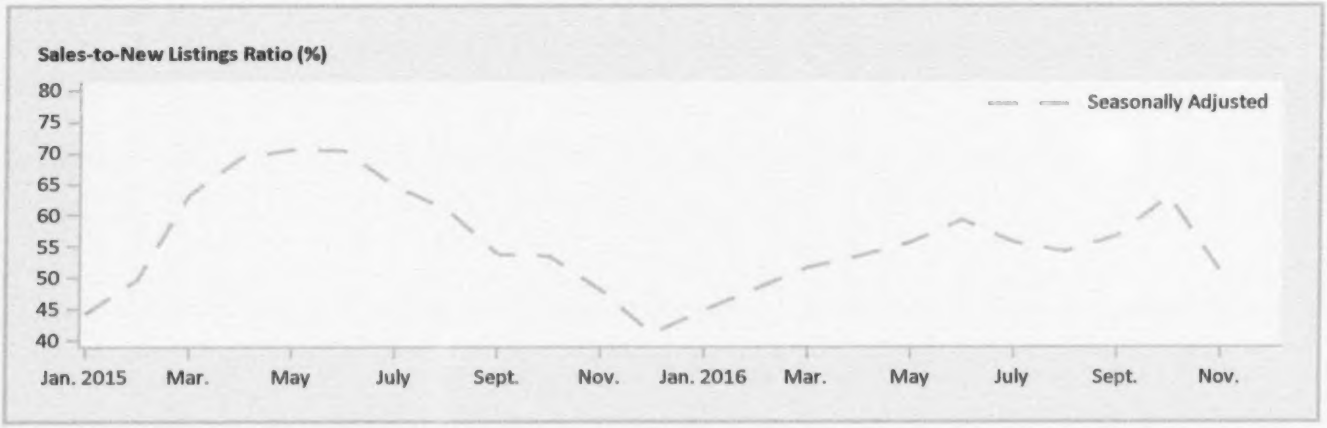


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Calgary



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Source: CREA / Haver Analytics

Table 6: Economic Indicators
November 2016

		Interest Rates			NHPI, Total, Calgary CMA 2007=100	CPI, 2002 =100	Calgary Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	111.3	131.7	817	4.6	73.6	1,123
	February	567	2.89	4.74	111.3	132.6	820	5.0	74.0	1,135
	March	567	2.89	4.74	110.8	133.6	821	5.5	74.4	1,130
	April	561	2.89	4.64	110.4	133.6	827	5.7	74.8	1,125
	May	561	2.89	4.64	110.4	134.1	827	5.8	74.8	1,122
	June	561	2.89	4.64	110.5	135.0	823	6.1	74.5	1,125
	July	561	2.89	4.64	110.2	135.1	817	6.8	74.2	1,126
	August	561	2.89	4.64	110.2	135.5	815	7.0	74.0	1,125
	September	561	2.89	4.64	110.2	135.1	818	7.0	74.1	1,130
	October	561	2.89	4.64	110.2	135.7	814	6.9	73.6	1,128
	November	561	3.14	4.64	110.3	135.3	809	6.9	73.0	1,128
	December	561	3.14	4.64	110.3	134.1	802	7.0	72.4	1,121
2016	January	561	3.14	4.64	110.3	134.3	799	7.7	72.5	1,124
	February	561	3.14	4.64	109.8	134.4	799	8.4	73.0	1,124
	March	561	3.14	4.64	109.8	135.5	803	8.6	73.5	1,141
	April	561	3.14	4.64	109.8	135.5	805	8.3	73.2	1,153
	May	561	3.14	4.64	110.0	135.9	802	8.1	72.7	1,162
	June	561	3.14	4.64	109.4	136.6	795	8.3	72.1	1,154
	July	567	3.14	4.74	109.5	135.9	795	8.6	72.2	1,147
	August	567	3.14	4.74	109.4	136.3	796	9.0	72.6	1,137
	September	561	3.14	4.64	109.2	135.7	800	9.5	73.3	1,135
	October	561	3.14	4.64	109.0	136.3	803	10.2	74.0	1,126
	November	561	3.14	4.64		135.4	809	10.3	74.6	1,127
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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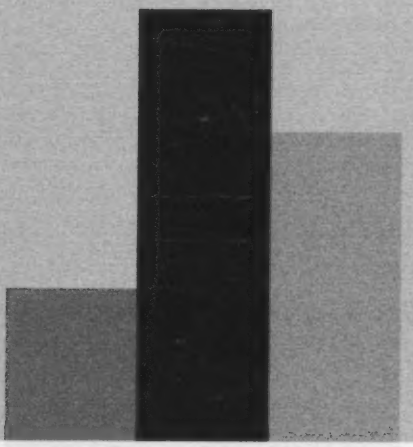

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